

**Maharashtra Regional and
Town Planning Act, 1966.**

**Notice regarding modification
to include Security Control
Regulations in Development
Control Regulations under
section 37(1AA) of**

GOVERNMENT OF MAHARASHTRA

**Urban Development Department,
Mantralaya, Mumbai 400 032.**

Dated 27th February, 2009.

NOTICE

No.TPB 4309/749/UD-11:

Whereas, the Government of Maharashtra in Urban Development Department had received a communication from the Upa-Lokayukta suggesting the need to prepare Security Control Rules for safety and security of buildings in the light of man-made disasters particularly bomb threats and riots. Security concerns were voiced by the citizens who appeared for hearings before the Upa-Lokayukta in various cases. Citizens have expressed the need for protection especially in sensitive and vulnerable locations like hotels, work places, malls, markets, building complexes catering to cultural and entertainment activity etc.

And whereas, the citizens expressed the need for Government to take appropriate steps. The Upa-Lokayukta had recommended to Government to prepare Security Control Rules for the safety & security of buildings in the light of man-made disasters particularly bomb threats & riots.

And whereas, the Govt. of Maharashtra in Urban Development Deptt., under Govt. Resolution No. Multiplex/MRD-3308/CR-141/UD-7 dt. 11th November, 2008 and Corrigendum dated 2nd December 2008 set up an Expert Committee (hereinafter referred to as "the said Expert Committee") under the Chairmanship of Shri N. V. Merani, Former Principal Secretary, PWD, for this purpose.

And whereas, the said Expert Committee has submitted its report to Govt. on 20th February, 2009. Chapter 12 of the said report consists of Special Regulations for the safety and security of buildings to counter man-made disasters. It has been proposed that this special regulation shall be applicable within the area under all Municipal Corporation/Municipal Councils/ Special Planning Authorities/Slum Rehabilitation Authorities/ Regional Planning Authorities.

And whereas, Government has decided to accept the said report and to include the said Special Regulation for the safety and security of buildings to counter man-made disasters in Development Control Regulation in all Municipal Corporations/ Special Planning Authorities.

And whereas, the said modification is in the public interest and needs to be processed on priority.

Now therefore in accordance with the provisions contained in section 37(1AA) of the said Act, Govt. hereby publish this notice for inviting suggestions and objections to the proposed Regulations contained in Schedule from the public within 30 (thirty) days from the date of publication of the notice in Maharashtra Government Gazette. The suggestions and objections shall be addressed to the concerned Dy. Director of Town Planning, who is hereby appointed as an officer under section 162 of the said Act and authorised to hear the suggestions and objections which may be received within the aforesaid stipulated period, say of the Corporation /Special Planning Authorities and submit his report to Govt. The suggestions and objections received within the aforesaid stipulated period will only be considered by Govt.

The suggestions and objections shall be forwarded to the concerned Deputy Director of Town Planning of respective Division as mentioned below:

Sr. No.	Name of Municipal Corporations/Special Planning Authorities.	Name & addresses of Dy. Director of Town Planning.
1	a) Municipal Corporation of Gr. Mumbai. b) Mumbai Metropolitan Regional Development Authority. c) Slum Rehabilitation Authority. d) Maharashtra Industrial Development Corporation.	Dy. Director of Town Planning, Brihanmumbai, ENSA Hutment, Fort, Mumbai 400 001
2	a) Navi Mumbai/ Thane/ Kalyan-Dombivli/ Ulhasnagar/ Bhivandi-Nizampur/ Mira Bhavandar Municipal Corporations b) City & Industrial Development Corporation.	Dy. Director of Town Planning, Konkan Division, Konkan Bhavan, 3rd floor, CBD, Belapur, Navi Mumbai.
3	a) Pune Pimpri-Chinchwad/ Sangli Miraj-Kotwad/ Kolhapur/Solapur Municipal Corporation b) Prant - Pimpri-Chinchwad New Town Development Authority.	Dy. Director of Town Planning, Pune Division, Survey No. 74, C. Sahakar Nagar, Above Bank of Maharashtra, Pune-411008

For and on behalf of the Government of Maharashtra
 Secretary, Government of Maharashtra
 Maharashtra State Planning Commission
 10, P. B. No. 1, Chhatrapati Shivaji Maharaj Marg, Mumbai - 400 001

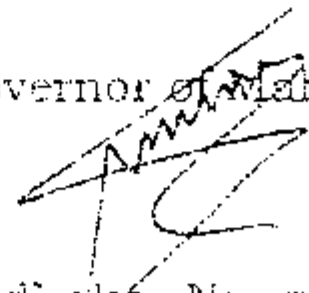
	b) Nagpur Improvement Trust.	Nagpur 440001.
5	Nashik/ Malegaon/ Jalgaon/ Ahmednagar/ Dhule Municipal Corporation.	Dy. Director of Town Planning, Nashik Division, Divisional Commissioners Office Compound, Nashik Road, Nashik.
6	Aurangabad/ Nanded-Waghala Municipal Corporation	Dy. Director of Town Planning, Aurangabad Division, Griha Nirman Building, 2 nd floor, Near Prin Travel Hotel, Station Road, Aurangabad 431001.
7	Amravati/Akola Municipal Corporation.	Dy. Director of Town Planning, Amravati Division, Nitin Niwas, 1 st floor, Vijay Colony, Rukmini Nagar, Amravati 444606.

Note:-

A) A copy of the proposed modification i.e. Schedule is kept open for inspection by the general public in the offices of the following officers on all working days during working hours:

- 1) Dy. Director of Town Planning, Brihanmumbai, ENSA Hutment, Fort, Mumbai 400 001.
- 2) Dy. Director of Town Planning, Konkan Division, Konkan Bhavan, 3rd floor, CBD, Belapur, Navi Mumbai.
- 3) Dy. Director of Town Planning, Pune Division, Survey No. 74/2 Sahakar Nagar, Above Bank of Maharashtra, Pune-411009.
- 4) Dy. Director of Town Planning, Nagpur Division, Old Sachivalaya Building, R.No. 108/109, 1st floor, Civil Lines, Nagpur 440001.
- 5) Dy. Director of Town Planning, Nashik Division, Griha Nirman Bhavan, 1st floor, R.G. Gadkar Chowk, Old Mumbai-Agra Road, Nashik 422002.
- 6) Dy. Director of Town Planning, Aurangabad Division, Griha Nirman Building, 2nd floor, Near Prin Travel Hotel, Station Road, Aurangabad 431001.
- 7) Dy. Director of Town Planning, Amravati Division, Nitin Niwas, 1st floor, Vijay Colony, Rukmini Nagar, Amravati 444606.
- 8) The Chief Engineer of all Municipal Corporations/Special Planning Authorities.

By order and in the name of the Governor of Maharashtra.



(Sudhakar Nangure)
Deputy Secretary to Government

To

- 1) All Municipal Commissioners.
- 2) The Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra (E), Mumbai.
- 3) Chief Executive Officer, MIDC, Mumbai.
- 4) Managing Director, CIDCO, Mumbai.
- 5) Chairman, Nagpur Improvement Trust, Nagpur.
- 6) Chief Executive Officer, Pimpri Chinchwad New Township Authority.
- 7) Chief Executive Officer, Slum Rehabilitation Authority, Mumbai.

Copy to -

- 1) Director of Town Planning, Maharashtra State, Pune.
- 2) Dy. Secretary, Urban Development Department, Mantralaya, Mumbai.
- 3) All Dy. Director of Town Planning.
- 4) Desk UD-7, 9, 12, 13, 30.
- 5) Select file.
- 6) Section 154 file.

SCHEDULE

Accompaniment to Government in Urban Development Department's Notice bearing No. TPE 4309/749/UD-11 dated 27th February, 2009.

SPECIAL REGULATIONS FOR BUILDINGS VULNERABLE TO MANMADE DISASTERS.

1. Applicability

(a) These Special Regulations shall be applicable to Buildings vulnerable to terrorist attack within the area under Municipal Corporation/ Special Planning Authority.

(b) Prevailing D.C. Regulations of sanctioned Development Plan as amended from time to time shall be applicable mutatis mutandis except those expressly provided in these special Regulations.

2. Definitions

(i) Buildings enlisted below shall be "The Buildings Vulnerable to manmade Disasters" like terrorist attack etc.

- (a) All buildings that have been specifically identified by the Appropriate Authority of the State Government.
- (b) All Assembly Buildings.
- (c) Institutional Buildings of Govt., Semi Govt. Organizations, prisons, courts, (having built up area exceeding 10,000 sq.mt. or occupancy over 1,000).
- (d) Institutional Buildings of Registered Trusts which are used for Medical or other treatments, Hospitals. (having built up area exceeding 10,000 sq.mt. or occupancy over 1,000).
- (e) Educational Buildings of Schools / Colleges (having built up area exceeding 10,000 sq.mt. or occupancy over 1,000).
- (f) Buildings which attract or are likely to attract large number of people/ public, such as Shopping Malls, Markets, Religious Buildings, Large Intercontinental Hotels, Monuments, Places of Tourist importance, Exclusive Business Buildings (like World Trade Center, Stock Exchange) etc.
- (g) Hazardous Buildings as defined in National Building Code.
- (h) Any other Building specifically categorized by Government.

(ii) "Appropriate" or "Competent Authority" of Police Department as mentioned in these regulations shall mean Additional Commissioner of Police, Protection and Security, Mumbai in Greater Mumbai and the Dy. Commissioner of Police, Special Branch, in other Police Commissionerates of Maharashtra, and the Superintendent of Police in Districts.

(iii) "Building Security Advisory Committee" shall mean such a Committee of officials and experts specially appointed for purpose of security and general advice to the head of the Planning Authority on any Security proposals for new buildings or for existing buildings vulnerable to terrorist attack.

3 General Requirements

- 3.1 Open Spaces for "The Buildings Vulnerable to Terrorist Attack" shall be provided with a safe perimeter or blast standoff distance delineated with positive barriers and a system that prevents any attackers approaching within that zone.
- 3.2 Marginal Distances required are as follows:
As per building line prescribed for National Highway / State Highway / Major road or 9 m. from the boundary of the road, whichever is more.
- 3.3 Compound wall shall be of 2.0 m. in height or as specified in these regulations. (The height may be reduced to 0.75 m. if line of sight gets affected in which case the balance height shall be made up of vertical strong steel rods.)
- 3.4 At the corner plot the boundary wall for a length of 10 mt. on the front and side of the intersection shall be constructed of masonry/ Concrete upto a height of 0.75 m. and the balance height shall be made of iron mesh or a railing of suitable size and thickness. However, this provision shall not be applicable to the boundary walls of jails.
- 3.5 The approach to the building shall be provided with sufficient restraints to prevent any direct movement of vehicles towards the structures. There shall not be ordinarily more than two entry points, one for persons & other for materials. The outer perimeter except porch entrance area of the structure shall be protected with an RCC kerb of height not less than 600 mm and thickness not less than 450 mm.
- 3.6 An additional standoff shall be provided to reduce the effect of an explosion at closer distance of not less than that approved by the competent authority of the Police Department.
- 3.7 Parking shall not be provided in the minimum marginal open spaces.
- 3.8 In case of buildings requiring security control measures, a Security outpost shall be provided near the entry control as stipulated in these regulations. It shall be mandatory to provide a Security outpost while constructing the above mentioned public buildings.
- 3.9 The area of Control room/ Security outpost provided in such buildings not exceeding the area as per requirements of the appropriate authority appointed for this purpose (but not more than 45 sq.mts.) shall be excluded from computation of FSI.
- 3.10 The detailed requirements of the Security outpost are as below:
 - (a) There shall be one security post not less than 45 sq.m. built up area, if the plot area of such a public building is more than 5,000 sq.mt. and 30 sq.m. built up area, if the plot area of such a public building is less than 5,000 sq.mt. and shall be located near the entrance gate.
 - (b) Fire resistant material shall be used for construction (two hour fire rating).
 - (c) The security outpost shall have minimum one store room along with the toilet block and two doors. Windows shall be made using bulletproof glass with shatterproof mesh bars on outer side.
 - (d) At least minimum station for surveillance purpose shall be provided in consultation with the appropriate authority of Police Department.

Note:

- (i) The area of such type of security outpost shall not be counted to the F.S.I. of the building, up to a maximum of 45 sq.m.
- (ii) Such type of construction may be used as the normal security post of the owner for entry control but shall be handed over free of cost for use to Police Department whenever demanded/required during emergencies or for monitoring visits.
- (iii) Minimum clear distance between the main building and the security post shall be 4.50 m.

3.11 It is mandatory that a Control room be provided for use by the owner/ occupier for controlling and monitoring various Security and Surveillance operations.

3.12 The requirements of the Control room shall be as given below:

- (a) The Control room shall be centrally located but shall be away from the main entrance of the building.
- (b) Control rooms shall be provided with escape routes at suitable locations.
- (c) Control rooms shall be designed as blast resistant strong rooms and shall be self sustaining with full independent provisions for water, electricity and communications. These rooms shall be provided with essential survival kits for at least a 72 hours period.
- (d) The walls of Control rooms shall be made of either 60 cm. thick reinforced masonry using bricks or PCC Blocks of strength not less than 50 Kgs/sq.m. or 45cm. thick R.C.C. with a minimum reinforcement of 0.2%, or normal walls armoured with 12 mm thick steel sheets or fibre wrapping of equivalent strength.
- (e) The door shall be provided with steel guard bars or grills. The main entry into the room or the control area shall be provided with steel armoured gates having a minimum thickness of 12mm.
- (f) The control room should also house the centralized control system of the building. Any window for ventilation shall be suitably protected with bullet proof glass and shatter proof membranes.
- (g) The control room shall be suitably ventilated and care taken to ensure foolproof safety of this ventilation arrangement.

3.13 Adequate water discharging capacity and provisions shall be made to prevent flooding in case of damage to overhead water tanks, water supply lines etc.

3.14 A proper access control from the terrace to the building shall be provided in the form of locked door with proximity control to be activated and deactivated from the Control room.

4 Requirements for Electrical and Electronic Systems

4.1. Electronic Surveillance Systems shall be installed at various locations in and out of the building as may be required and with previous approval of the Appropriate Authority of Police Department. The design of the layout of perceived need a similar control room

shall be provided within the premises for monitoring, as mentioned earlier in 3.11 above.

4.2 CCTV coverage of all important locations and vital installations shall be done including main gate, reception, utility areas, and common open areas on floors, lifts, lobbies and the compound. Perimeter lighting outside the building shall be adequate with focus at critical areas and movable search lights at corners.

4.3 All electronic systems, electrical systems, security systems and minimum services to the Control Room shall be provided with three tier system arrangement consisting of (1) main supply, (2) standby generating system, (3) inverter or UPS system, so as to have continuous and interrupted supply and shall comply with the provisions of IS codes, Indian Electricity Rules, 1956 and National Building Code.

4.4 All provisions of National Building Code in respect of electrification shall be applicable. In addition, the following requirements shall also apply regarding the illumination levels etc. in different areas in respect of security:-

- (a) Maximum to average ratio of luminance should not be more than 3:1
- (b) Luminance level for vertical illumination at 1.5 m above ground should be equal to horizontal luminance level at that point to enable clear detection
- (c) The design should be such that uniform lux level is maintained considering the utility of the area which is dependent on the following points and is to be decided by its previous history and the environment:

- Crime status of area
- Nature of site (business, malls, restaurant)
- Degree of obstruction (Landscape designs, building configuration)
- Ambient brightness of surrounding area
- Impacts on surrounding area (stray light from security lighting, trespass)

(d) In controlled sites, public spaces, important places, the illumination level for different areas may be maintained as per Table No. 4 in Section 1 of part 8 (building services) of the National Building Code.

(e) Light Controls. These should be of timer clock, photo control, dimmers, and motion detectors. Lighting control should be energised lighting when ambient natural light level is less than 1/3 times the minimum horizontal security luminance value or 15 lux whichever is higher.

(f) For facade lighting the illumination level on building faces should be kept as required with an arrangement to increase or reduce the same, as required, depending on the situation and vital nature of the building. There should be rotating search lights in case of important buildings.

(g) For area buildings on the compound wall or on the fence, the illumination level of outer edge shall be 30 lux, and 5 lux for the inner edge of the wall.

(h) Illumination for the main supply and the control building shall be 30 lux and 5 lux respectively. The illumination for the control building shall be 30 lux.

minimum basic requirements in case of failure of the main supply, an inverter or UPS system for the centralized security system & for access control shall be provided. The generating system and transformer should preferably be provided outside the building with necessary security and the electrical cables should be underground/ metallic covered.

- i) The usual provisions for maintenance of the Power Supply System and luminaries shall be properly scheduled for periodical servicing, tests, inspections, repairs, security audits for electrical installations, etc.

5. Fire requirements

All provisions of fire in the National Building Code and the existing D.C. Regulations shall be complied. In addition the following provisions shall be made against fire:

- (a) Provisions of automatic dampers to the main fresh air duct at individual floors
- (b) Protection of entire area with sprinkler system
- (c) Provision of micro processor based wireless addressable detector system with connectivity to the nearest Police Station and Fire Station including basements and mezzanine floors
- (d) Florescent signage showing directions of escape routes/ staircases
- (e) Wet risers and sprinkler systems shall always be kept on automatic mode
- (f) Provision for 10/15 Kg capacity water based mist system 300 bar operating pressure portable extinguisher near the staircase or lift lobby on every alternate floor
- (g) Cooking below or within the building shall be disallowed and provision only made for heating with oven, hotplate, tea/ coffee machine, etc. in the pantry. However, this restriction shall not apply to star hotels, hospitals and other buildings with core functions requiring food service, in which case the kitchen shall be provided with adequate precautions as directed by the Fire officer and designed for 4 hour fire resistance. It is preferable to carry out cooking in a detached building.
- (h) Fire retardant coat shall be applied to all combustible partitions
- (i) Provision of minimum two openable windows shall be made on each face of the building.
- (j) All windows and glazing on outer walls shall be provided with shatter proof protection film.
- (k) In addition any more stringent provision in existing D.C. Regulations and the guidelines issued by Fire Officer under Maharashtra Fire Prevention Act and Life Safety Measures Act, 2006 shall be followed

6. **Requirements for quick Evacuation during emergencies:**

- 6.1 Adequate provision within the building for quick and safe evacuation shall be made in accordance with standards of National Building Code including number and width of exit doors, passages to be used as escape routes, staircases, longitudinal and cross-aisle and passages in the offices with built up furniture
- 6.2 All external cladding shall be provided with shatter proof membranes to the glass walls and openable shutters at intervals for access to rescue teams and to release air pressure due to any blast
- 6.3 Maps of exit routes shall be displayed at various spots within the building
- 6.4 A separate entry and separate exit are to be provided for each wing of a building having different activities i.e. Malls, Multiplexes, Offices, etc.
- 6.5 Emergency light operation on UPS or inverters lasting for 48 hours shall be provided
- 6.6 A trained safety squad shall be provided for monitoring quick and safe evacuation in case of emergency. Every building shall have a building-specific safety manual to be got approved from the Fire Officer and Police Department containing the duties & responsibilities of various squad members/ floor marshals, etc.
- 6.7 The following provisions shall be made in respect of quick and safe evacuation during emergencies outside the building and within the compound of premises:
 - (a) Additional exit/ exit routes in case of emergencies to be provided on the rear side, which could be normally kept closed and used only during emergencies
 - (b) Provision of direct outlets for tall buildings by way of Skywalks across the open areas discharging the persons outside, additional external staircases and fire escapes etc
 - (c) Every tall building should store canvas vertical chutes for vertical descent from upper floors
 - (d) In addition any special provisions required by Fire Authorities shall be made

7. **Blast Resistant design of buildings**

- 7.1 The buildings shall be designed for blast resistance in accordance with the guidelines given in I.S.4991: 1968.
- 7.2 The following requirements should be taken into account in planning and design:
 - (a) Provision of optimal combination of mass and stiffness in the building structure enough structural redundancy in the buildings member strength proportioned as per capacity design concept, consideration of reversal of loading during consecutive blasts
 - (b) The building should be designed with at least one corner/portal column reinforced with two layers of longitudinal bars and corner/portal column subjected to diagonal compression

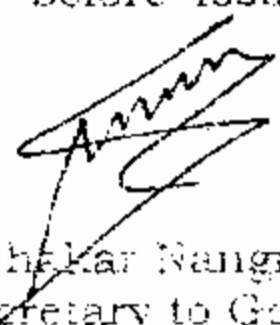
examined by detailed non-linear and dynamic analysis under the application of blast loading in order to demonstrate the robustness of the design chosen

- (c) Important building shall be not provided with open stilts. All the exposed columns shall be armoured with 12 mm steel plates up to 2 m. height starting from 15 cm. below ground level or wrapping of suitable fibre material of equivalent strength to prevent column collapse when shattered
 - (d) The wall facing a direct vehicular approach shall be of R.C.C. 45 cm. thick suitably reinforced
 - (e) The main grid beams at the first floor level shall be provided with equal reinforcement at top and bottom to cater to any stress reversal.
 - (f) The minimum thickness of stilt members in the ground floor and floors below shall be of fire resistance of 3 hours as specified in I.S.456
 - (g) The various architectural controls shall be so provided that the building is away from hub activities. Roads should not lead straight into the building in question. The number of roads to the building must be minimum. Provision for effective entry control for persons, vehicles and materials, provision of spikes to puncture tyres preventing inbound vehicles from using outbound lanes, provision of passive and active barriers, etc. shall be made
 - (h) The parking lot should be located away from a high rise building with proper entry control and away from the standoff zone.
 - (i) Parking under the building and in the basement within its internal courtyard is to be prohibited to the extent possible and where unavoidable visibility in and out of the garages must be maximized and entry should be strictly controlled as it is for approaches/ entry into the building. It shall be ensured that the ramps for the basement shall not start directly from the front open space of the building
 - (j) Orientation of the building should be such that walls with glazing are perpendicular to street side façade. Reentrant corners must be avoided on the building exterior
 - (k) Provision shall be made for a separate depository room away from the main building for depositing the personal baggage of visitors
- 7.3 The various other provisions detailed in the site and building envelope mitigation measures in FEMA-426 and other FEMA design standards should also be given due consideration as may be feasible and applicable for a particular site

2. Other Provisions

- 8.1 All existing buildings considered vulnerable to terrorist attack shall also make provisions for compliance with these regulations. Where those which are not applicable or feasible or possible to be complied with in the opinion of the Planning Authority and the Competent Authority of the Police Department. This includes the following as may be required to comply with these provisions

- 8.2 Owner/ Occupier of the premises shall have his own security management administration with trained personnel, execution procedures, fire & evacuation drills, security audits & a manual containing various requirements and procedures for security control with properly defined duties and line of control and directions which shall be got approved from the Police Department
- 8.3 Proper monitoring and periodical security audit of S&SS system shall be done and its report shall be submitted to the Specified Authority of the Police Department.
- 8.4 Pending standardisation of Reference Manuals and procedures for Maharashtra, the provisions in FEMA-426 shall be used as a guide and security arrangements made accordingly
- 8.5 The owners/occupiers of such specified buildings shall assist the Police or State authorities in arranging and carrying out third party security Audits at specified intervals as directed
- 8.6 For Hazardous buildings, the provisions of D.C. Regulations and the National Building Code, whichever are more stringent, shall apply. In addition, these special Regulations shall also apply to such buildings as may be found feasible and necessary in the opinion of the Planning Authority and the Competent Authority of the Police Department
- 8.7 No relaxation from these Security Regulations is permissible.
- 8.8 The developer shall furnish 3 copies of approved digital maps of the building with all approved modifications before issue of occupation certificate.


(Sudhakar Nangra)
Deputy Secretary to Government